004.0	0001	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,100 /	811,100
					USE VALUE:	811,100 /	811,100
					ASSESSED:	811,100 /	811,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINELLI PAUL
Owner 2:	
Owner 3:	
Street 1:	26 BROOKS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,610 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Wood Shingle Exterior and 2022 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7610.000	292,500		518,600	811,100
Total Card	0.175	292,500		518,600	811,100
Total Parcel	0.175	292,500		518,600	811,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.14 | /Parcel: 401.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 3668

GIS Ref

GIS Ref

Insp Date 11/04/17

!391!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	292,500	0	7,610.	518,600	811,100	811,100	Year End Roll	12/18/2019
2019	104	FV	227,600	0	7,610.	551,100	778,700	778,700	Year End Roll	1/3/2019
2018	104	FV	227,600	0	7,610.	401,900	629,500	629,500	Year End Roll	12/20/2017
2017	104	FV	213,100	0	7,610.	350,100	563,200	563,200	Year End Roll	1/3/2017
2016	104	FV	213,100	0	7,610.	298,200	511,300	511,300	Year End	1/4/2016
2015	104	FV	189,200	0	7,610.	291,700	480,900	480,900	Year End Roll	12/11/2014
2014	104	FV	189,200	0	7,610.	239,900	429,100	429,100	Year End Roll	12/16/2013
2013	104	FV	197,100	0	7,610.	228,200	425,300	425,300		12/13/2012

PRINT

Date	Time
12/10/20	16:12:05

LAST REV

Date	Time
12/04/17	10:34:58
ekelly	
391	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODMAN EUGENE	27847-160		11/6/1997		261,000	No	No		Y

USER DEFINED

Prior Id # 1:	3668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2003	1055	Re-Roof	7,000	C				
8/5/2003	641	Redo Bat	2,500			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
6/20/2005	Inspected	BR	B Rossignol
9/20/1999	Meas/Inspect	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7610		Sq. Ft.	Site		0	80.	0.85	1									518,643						518,600	

Total AC/HA: 0.17470 | Total SF/SM: 7610 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 518,643 | Spl Credit | Total: 518,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.16928780
Const Adj.:	0.98196203
Adj $ / SQ:	195.193
Other Features:	88500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489888
Depreciation:	197425
Depreciated Total:	292463

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

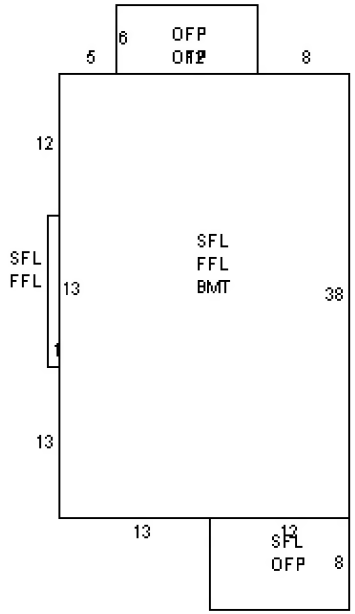
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.67
Special Features:	0	Val/Su Net:	91.06
Final Total:	292500	Val/Su SzAd	144.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,059	195.190	206,710
FFL	First Floor	963	195.190	187,971
BMT	Basement	950	58.560	55,630
OFP	Open Porch	240	22.950	5,509

Net Sketched Area:	3,212			Total:	455,820
Size Ad	2022	Gross Are	3212	FinArea	2022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	